

# **GUAM LAND USE PLANNING**

**Bureau of Statistics & Plans  
Guam Coastal Management  
Program  
([www.bsp.guam.gov](http://www.bsp.guam.gov))**

**Francis L.G. Damian  
March 2018**



# THEME: CURRENT TREND WITH AN EMPHASIS ON GUAM'S FUTURE!

**OBJECTIVE:** Taking a look at where we've been, what we've done, and how we can get better!



# Cooke Street & Mother Waldron Park

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# What is a Comprehensive Land Use Plan?

The **comprehensive plan**, also known as a **general plan**, **master plan** or **land-use plan**, is a document designed to guide the future actions of a community. It presents a vision for the future, with long-range goals and objectives for all activities that affect the local government.



# What are the goals of a Land Use Plan?

The purpose of a Land Use Plan is to accomplish three goals:

1. To understand the current conditions and resources for Guam and determine what trends are taking place.



# What are the goals of a Land Use Plan?

The purpose of a Land Use Plan is to accomplish three goals:

2. To define growth opportunities available and decide what tools are required to take advantage of these opportunities.



# What are the goals of a Land Use Plan?

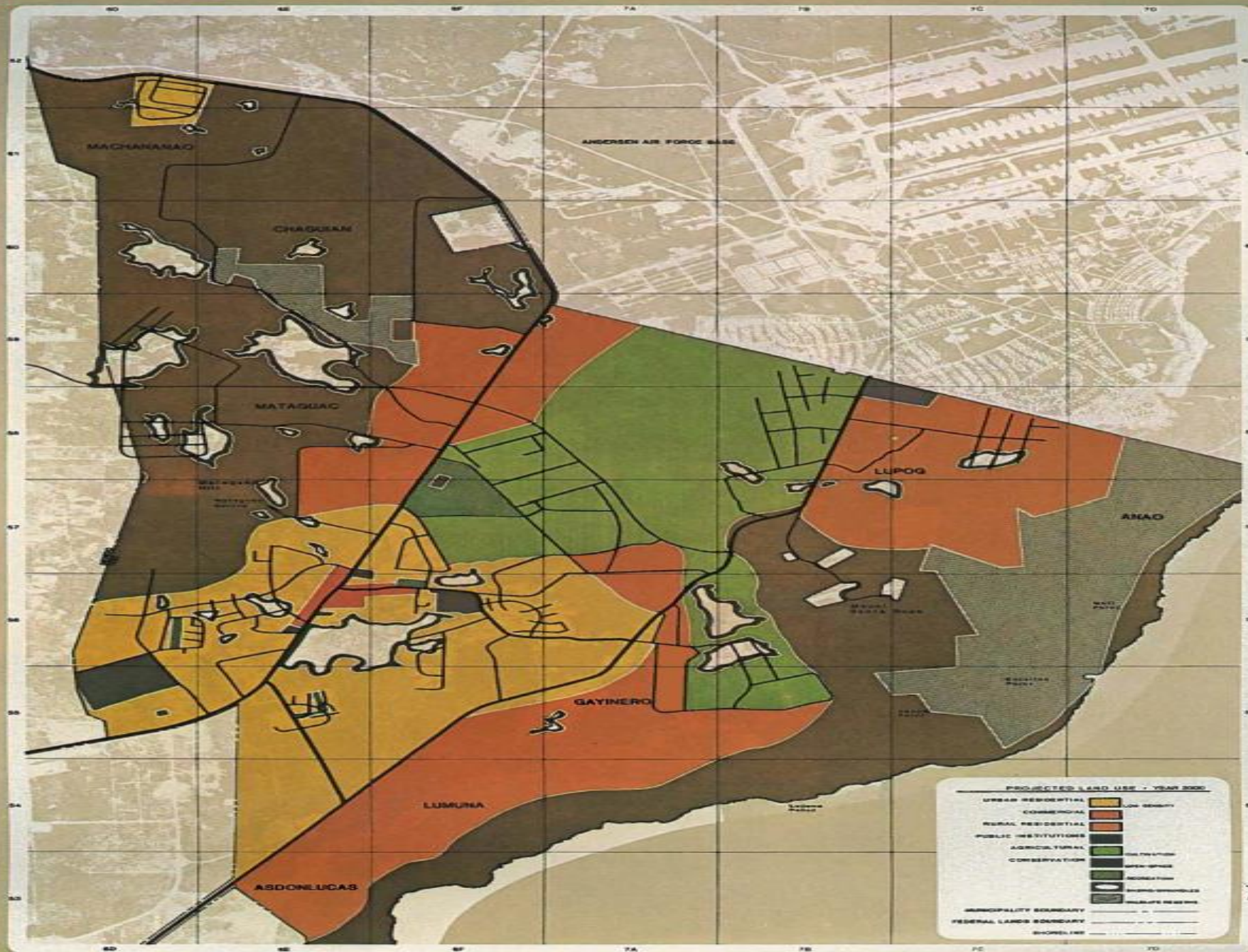
The purpose of a Land Use Plan is to accomplish three goals:

3. To establish a vision for Guam's future and develop a current Land Use Plan that guides each facet of the community toward that general vision.



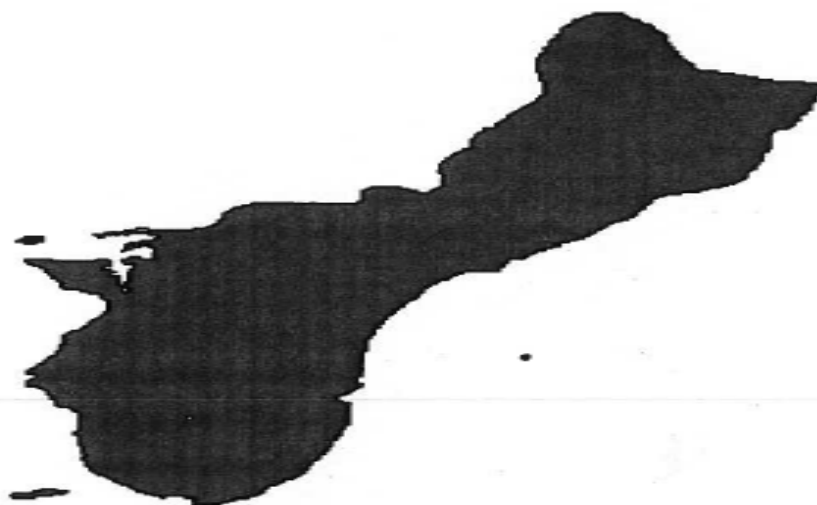
KABALES NA PLANU PARA  
**GUAHAN**  
**GUAM**  
COMPREHENSIVE DEVELOPMENT PLAN







# **I Tano'-ta Land Use Plan**



Guam Land Use  
Commission

FIRST GUAM LEGISLATURE  
1952 (SECOND) Regular Session

CERTIFICATION OF PASSAGE OF AN ACT TO THE GOVERNOR

This is to certify that Bill Number 221, "An Act to establish zones in the Territory of Guam and to regulate the uses of land, heights of buildings and yard spaces therein, to adopt a map showing said zones, to define the terms used in this Act, to provide for its adjustment, amendment and enforcement, and to prescribe penalties for violations thereof; which Act is adopted pursuant to Section 21 of Article 3, Public Lands Act", was on the 7th day of July, 1952, duly and regularly passed.



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A. B. WON PAT  
Speaker





## North and Central Guam Land Use Plan

Bureau of Statistics and Plans—Government of Guam • September 2009



**PLAN RITE**

SEi Sablan Environmental, Inc.

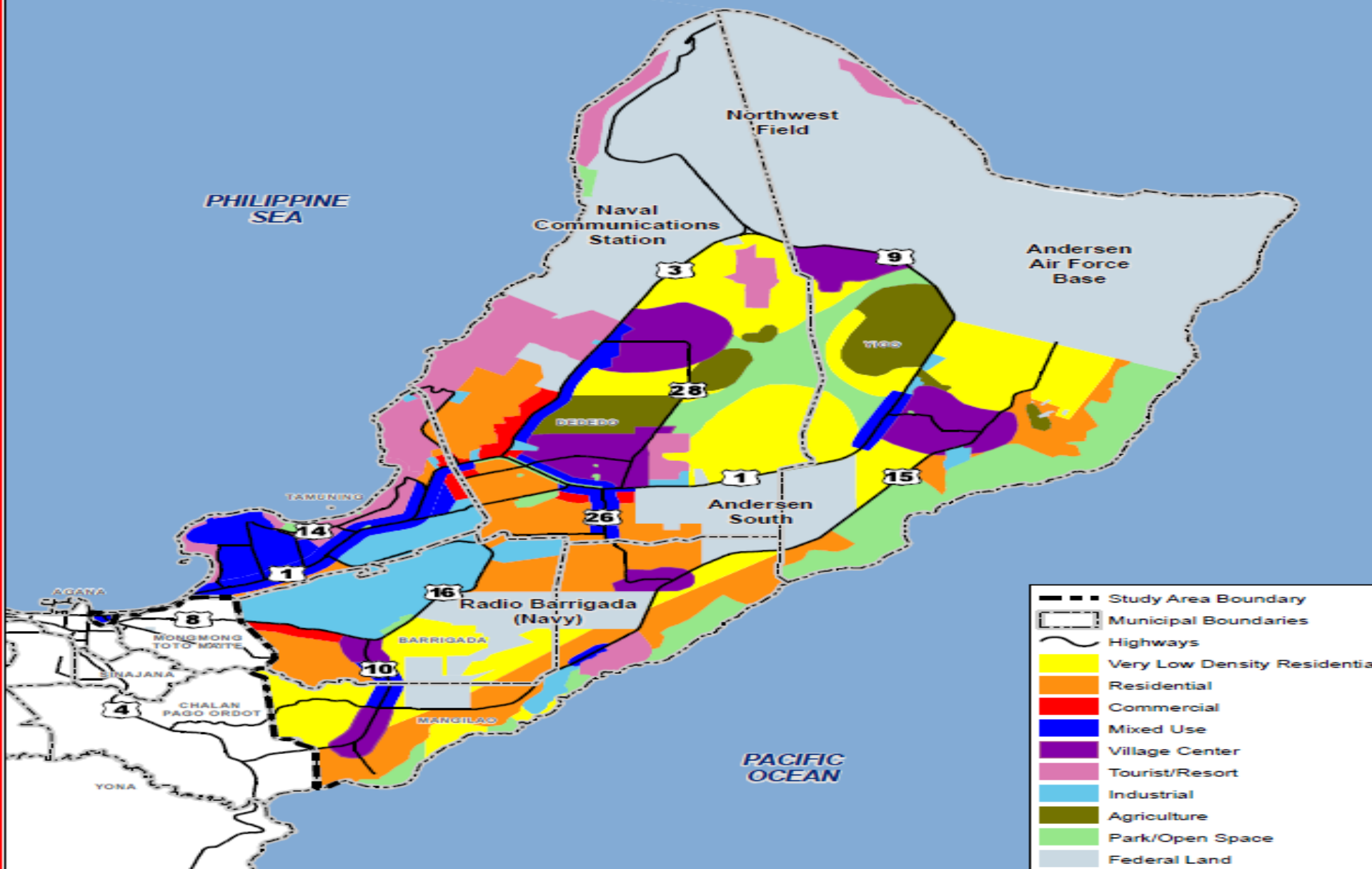


Figure 2 - Future Land Use Map  
North & Central Guam  
Land Use Plan  
September 2009



# Vision

**Guam is a sustainable tropical paradise that is safe, walkable, family and community-oriented, and protective of natural resources.**

**The N&CGLUP is divided into 5 separate visions:**

**Land Use  
Environmental  
Community  
Economic  
Infrastructure**

# 6 Components of the Plan

1. Land Use
2. Housing
3. Economic Development
4. Natural Systems
5. Transportation
6. Infrastructure





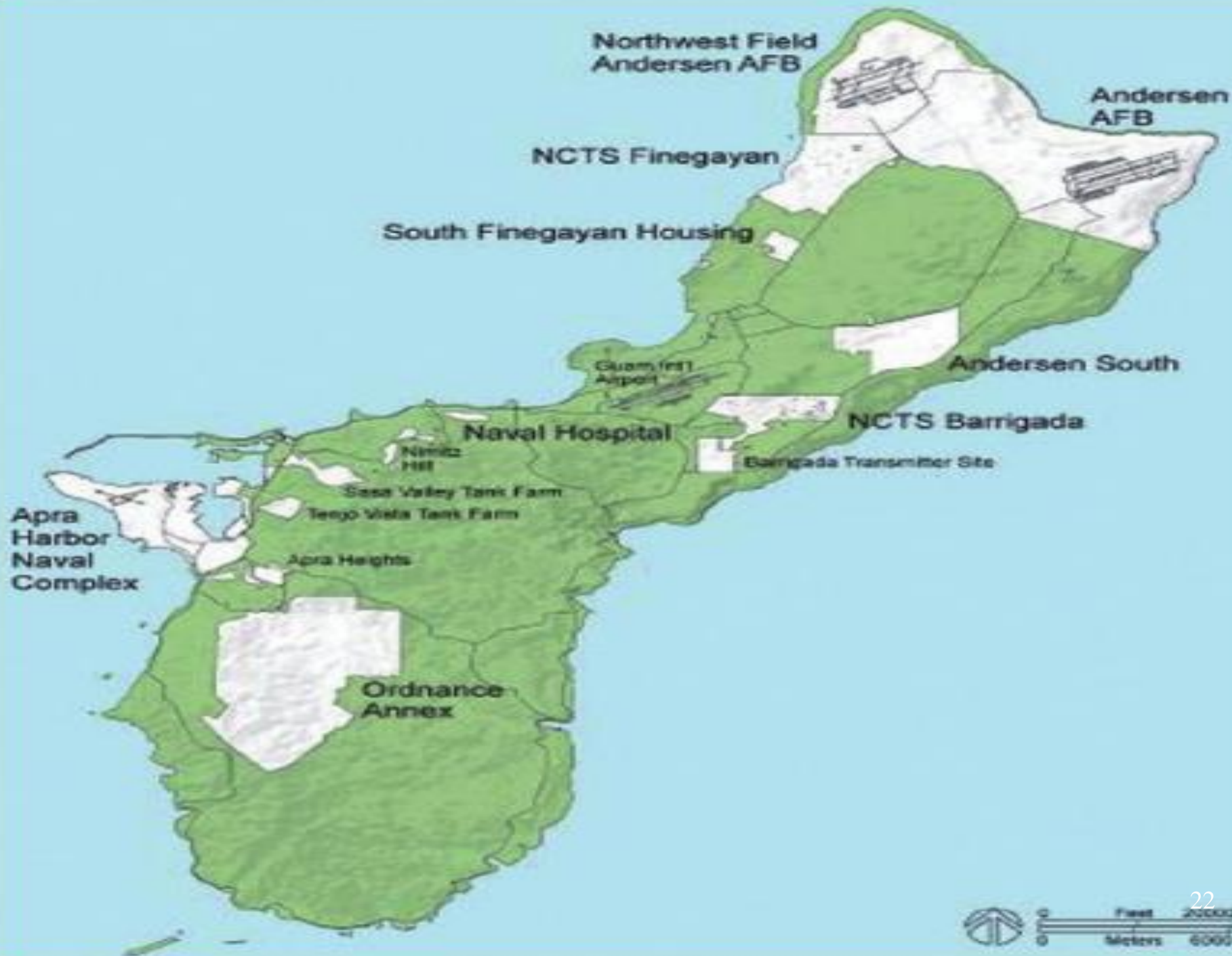


# The North & Central Guam Land Use Master Plan

The following are 11 identified designated LAND USE Goals and Policies areas:

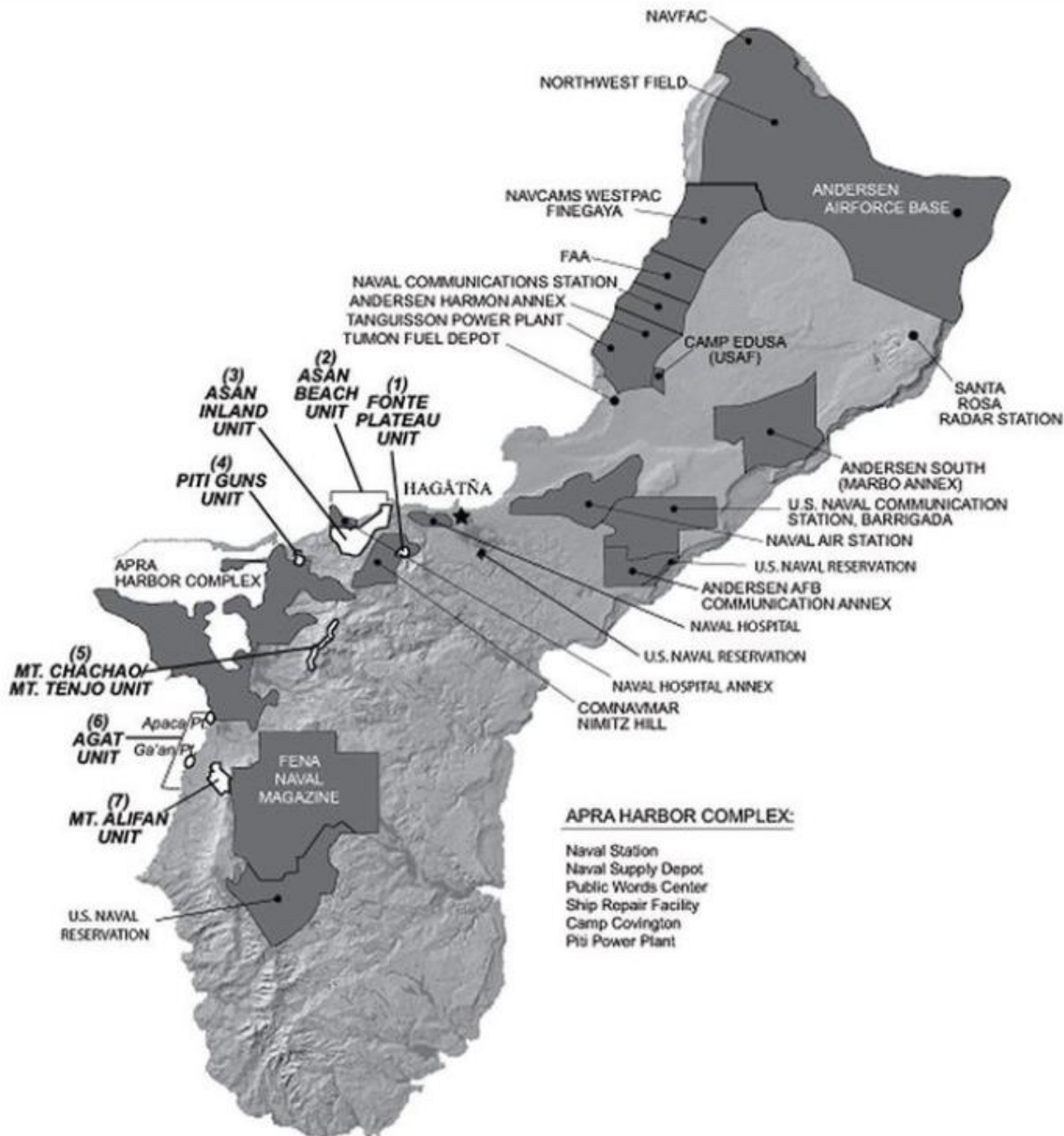
- A. Very Low Density
- B. General Residential
- C. Commercial
- D. Mixed Use
- E. Village Center
- F. Tourist Resort
- G. Industrial
- H. Agriculture
- I. Dos Amantes Planning Area
- J. Park, Open Space, & Conservation Lands
- K. Federal Land







**Map of Guam showing the seven units of the Park and lands held by the U.S. military. After Rogers, 1995.**





# HOUSING

The following are 4 identified Goals and Policies identified types:

- A. Residential Land Use Categories
- B. Affordable Housing
- C. Housing Choices
- D. Housing Maintenance – Senior housing, assisted living facilities,





# ECONOMIC DEVELOPMENT

The following are 3 identified policies that deal with a economic development and a diverse economic base:

- A. Tourism
- B. Construction
- C. Real Estate



Guam Visitors Bureau  
グアム訪問観光局

Pacific Islands Club

Guam Marriott Resort

Beach Access  
ビーチアクセス

The Plaza

Underwater World  
DFS Galleria

Sand Castle

Gameworks

ROYAL ORCHID HOTEL  
-GUAM USA-

Tumon Sands Plaza

Micronesia Mall 10 minutes  
マイクロナেশア・モールまで車で10分

K-Mart

Airport 10 Minutes driving  
空港まで車で10分





# NATURAL SYSTEMS

The following are identified policies that deal with a viable and valuable forest, coastal, and marine ecosystems:

- A. Coral Resources
- B. Fisheries Resources
- C. Marine Water Quality
- D. Terrestrial Wildlife
- E. Introduced and Invasive Species
- F. Terrestrial Habitats
- G. Freshwater Habitats and Water Quality
- H. Parks & Open Space





# EXTENT OF THE NORTHERN GUAM LENS AQUIFER

- Entire northern Guam
- Southern boundary is the Pago-Adelup fault
- All limestone and volcanic terrains in northern Guam act as catchment for the aquifer

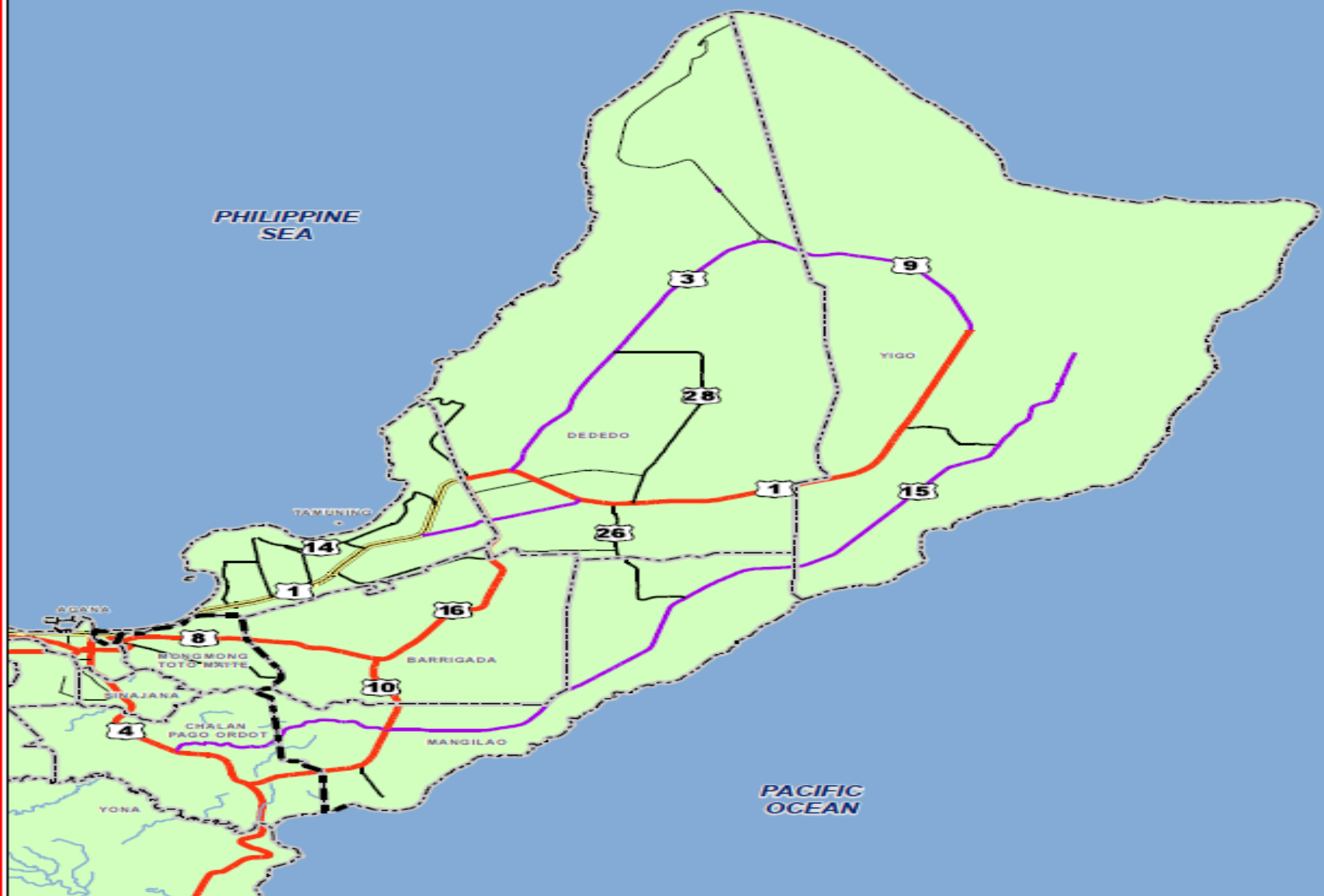




# TRANSPORTATION

The following are identified routes that serve the island community and focuses on the impacts and efficient growth well into the future:

- A. Trunk Highways
- B. Major Highways
- C. Minor Highways
- D. Collector Roads
- E. Transit Services





















# INFRASTRUCTURE

There are 3 major components that have been identified within Guam's master plan that detail our valuable and much needed utilities:

A. Water

B. Sewer

C. Power

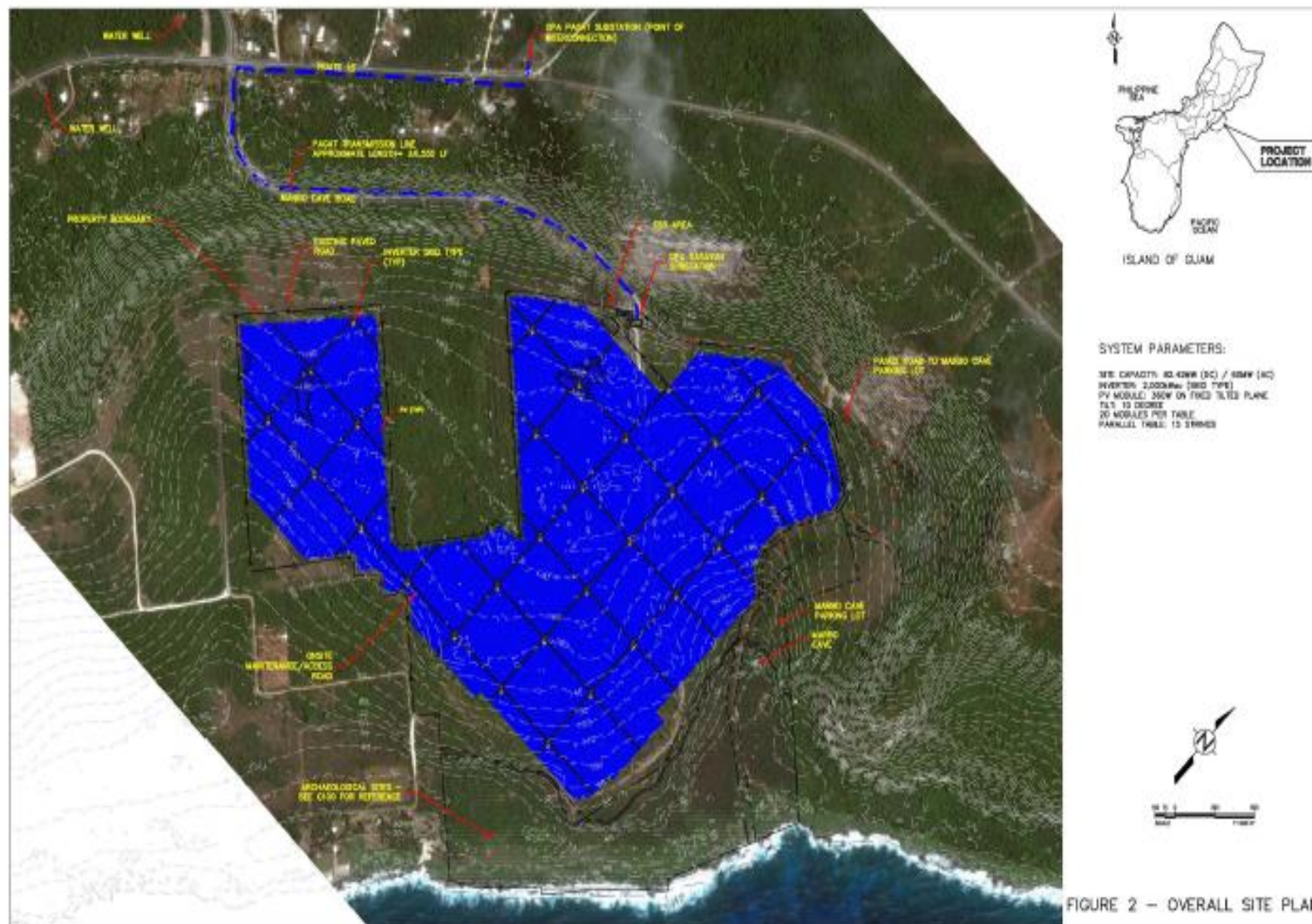






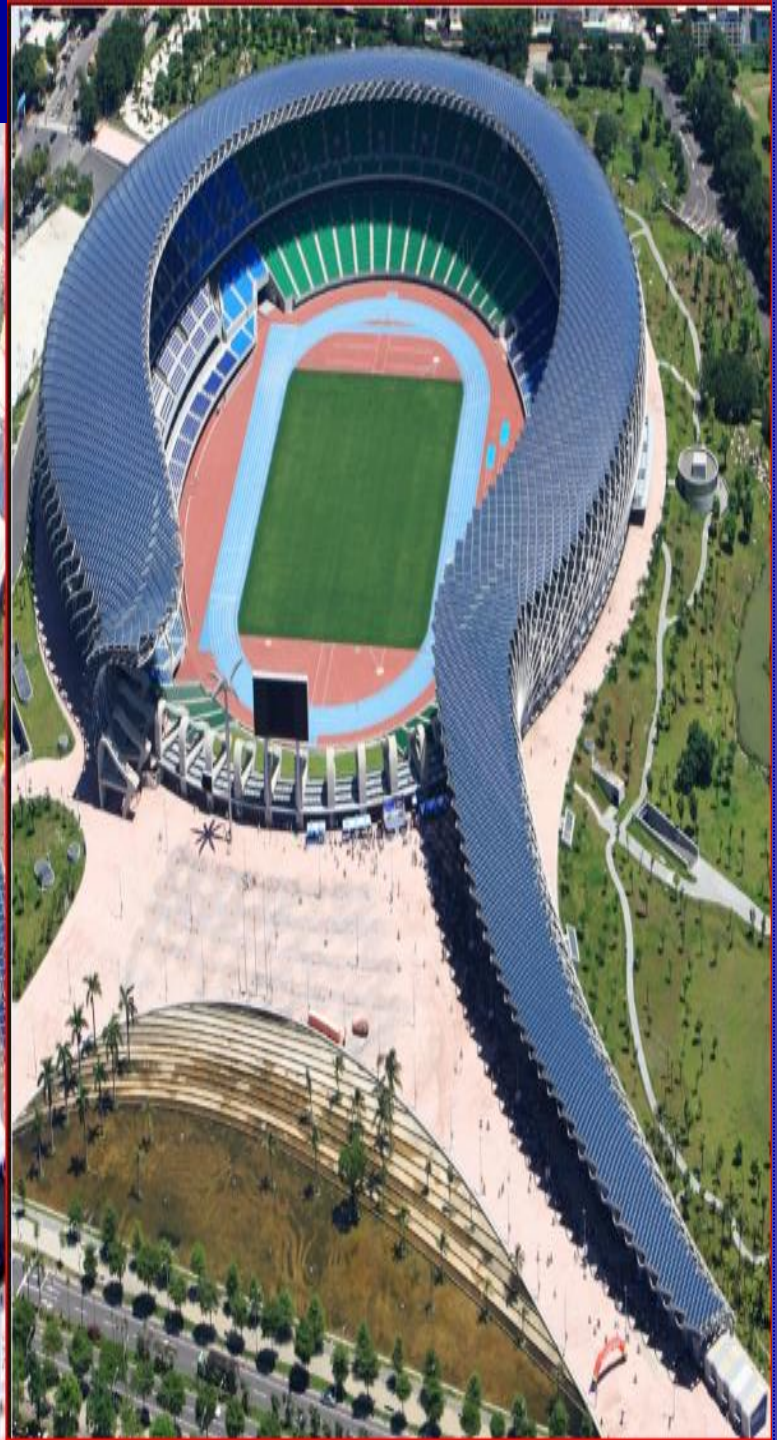








# THE FUTURE OF SOLAR PANELS

















# VERONA HOTEL





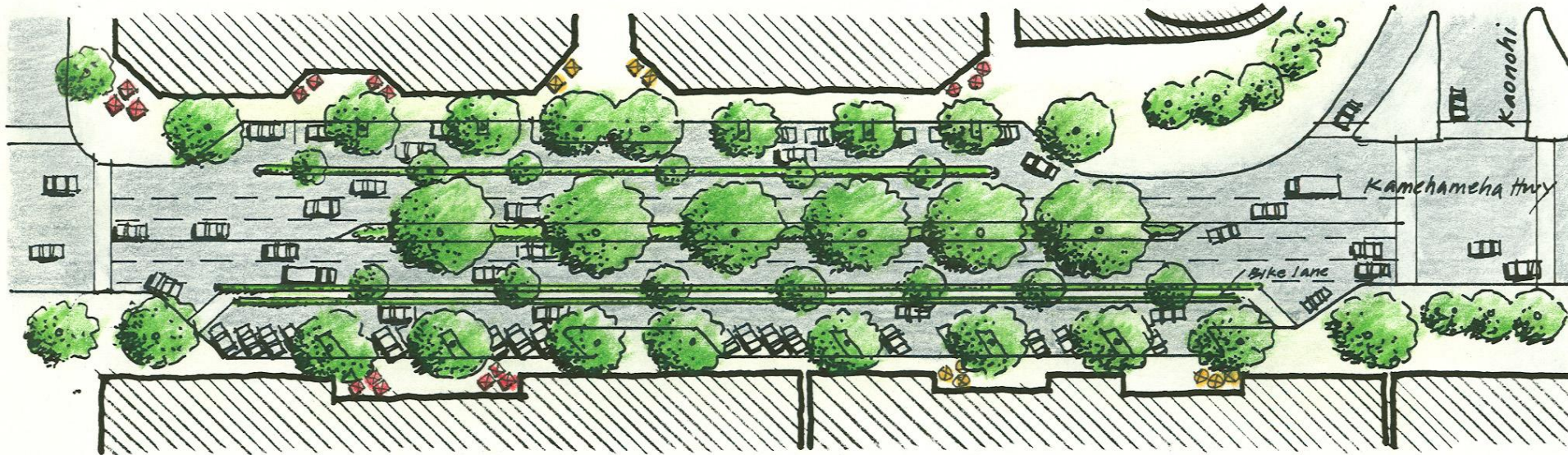
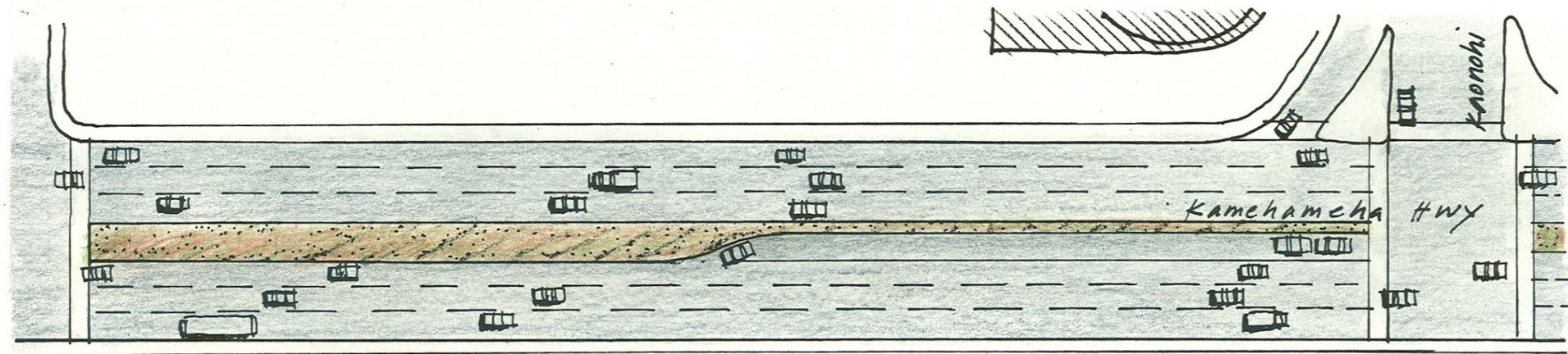








# Kamehameha Highway





# Kamehameha Highway

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# Kamehameha Highway

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# Kamehameha Highway

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# SOUTHERN GUAM













**Tumon Beach - 1954**







**For more information on the Guam Land Use Master  
Plan I can be contacted at the Guam Coastal  
Management Program Phone No. 671-475-9666 or  
email at [francis.damian@bsp.guam.gov](mailto:francis.damian@bsp.guam.gov)  
- [www.bsp.guam.gov](http://www.bsp.guam.gov) -**

